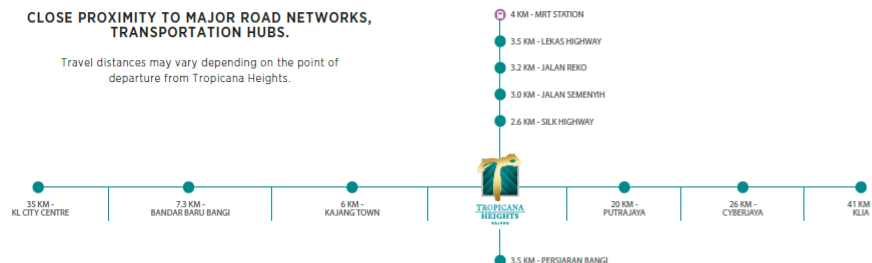


CLOSE PROXIMITY TO MAJOR ROAD NETWORKS, TRANSPORTATION HUBS.

Travel distances may vary depending on the point of departure from Tropicana Heights.



CONTACT US FOR MORE DETAILS

03 7453 2328/016 239 7566

www.tropicanaheights.com



Tropicana Heights Show Village (Former Kajang Hill Golf & Country Club)
(GPS 2°57'36.3"N 101°48'21.9"E) Opens Daily: 9:30 am - 6:30 pm
Off Jalan P6/2, 43500 Semenyih, Kajang, Selangor Darul Ehsan, Malaysia

Developer: Tropicana Kajang Hill Sdn Bhd (559204-K). Developer's License No: 10396-S/2-2016/0107/1-3. Validity Period: 06/12/2014 - 06/12/2016. Advertising & Sales Permit No: 10396-S/2-2016/0107/1-3. Validity Period: 06/12/2014 - 06/12/2016. Approving Authority: Majlis Perbandaran Kajang. Building Plan Reference Number: MPM 2/19/14/2014. Expected Completion Date: January 2018. Land Tenure: Freehold Land Encumbrance: Am Islamic Bank (Bent). Type of Building: 2-Storey Terraces. Total No. of Units: 127 units. Selling Price: 2-Storey Terraces (22'x70') RM188,000.00 (Net) - RM222,000.00 (Gross). Built-up Area: 2,203 sqft (RM) - 2,078 sqft (RM) - 2,078 sqft (RM) - 2,078 sqft (RM). Total No. of Units: 144 units. Selling Price: 3-Storey Link Semi-D (23'x70') RM222,000.00 (Net) - RM238,000.00 (Gross). Built-up Area: 3,078 sqft (RM) - 3,078 sqft (RM) - 3,078 sqft (RM) - 3,078 sqft (RM). Discovers: Burmese. Reservation in Interest: Nil. All information contained herein (including specifications, plan measurements and illustrations) are subject to amendments, variations and modifications without notification as may be required by the relevant authorities or developer's consultants and is not intended to form and cannot form part of an offer and contract. All images, pictures, plans and illustrations are artist's impressions only and subject to changes. Whilst every reasonable care has been taken in preparing this information, the developer cannot be held liable for any variation or inaccuracy.

A member of **TROPICANA**
冠阳机构

10 Years Top Property Developer Award 2014
THE EDGE
Reliable Achievement Award 2014

FREEHOLD

永久地契



TROPICANA
HEIGHTS
KAJANG

Parkfield
RESIDENCES

GATED & GUARDED 围篱保安社区

2-STOREY TERRACES 双层排屋



Parkfield

RESIDENCES

LIVE WITH
NATURE.
EVERYDAY.
EVERYWAY.

Relish in a neighbourhood where you can enjoy nature with an ease of mind. With a dedicated security system that gives you a personal access card linked to a welcoming guardhouse, you can also enjoy the idyllic and dedicated 4.8-acre community park in serenity. Complete with 24-hour security patrols, alarm systems in each house and perimeter fencing with CCTV, indulge yourself with all the beauty nature has to offer.

Gated and Guarded Community • 24 Hours Security Patrolling • Perimeter Fencing with CCTV • Visitor Management System • 4.8-acre of Private Community Park • Walking Distance to a 16-acre Central Park with Recreational Hub and 750m Linear Lake

每日沉浸於
大自然生活。

让您安心擁有大自然生活的住宅區。為您而設的保安系統，包括個人專用通行卡及保安亭。4.8英畝寧靜優美的社區公園是讓心靈沉澱的好去處。24小時保安巡邏及每單位設有警鈴、閉路電視監控保安系統及圍欄，確保您高枕無憂的將美景收入眼簾。

圍欄保安社區 • 24小時保安巡邏 • 圍欄及閉路電視監控保安系統 • 訪客管理系統 • 4.8英畝社區公園 • 步行距離至設有娛樂中心的16英畝中央花園及750公尺的水溪

22' x 75'

2-STOREY TERRACES 双层排屋

FEATURES 特点

- Open-plan layout
- Designed and expressed as stand-alone individual units externally
- Modern outlook with dynamic flat roof-form

- 开放式格局
- 拥有独立单位外观
- 平屋顶时尚设计



FLOOR PLAN 平面图

INTERMEDIATE

中间单位

4 bedrooms + 3 bathrooms

Built-up: 2,203 sq.ft.

4房+3浴室

建筑面积: 2,203平方尺



Ground Floor 底楼



First Floor 一楼

CORNER

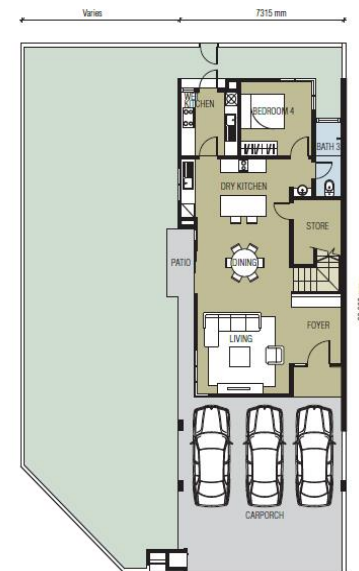
角头单位

4 bedrooms + 3 bathrooms

Built-up: 2,498 sq.ft.

4房+3浴室

建筑面积: 2,498平方尺



Ground Floor 底楼



First Floor 一楼

* The land configuration dimensions, backyard staircase and area vary from unit to unit. A copy of the plan showing the actual configuration and measurements of any lot can be made available upon request.

* 各种不同单位的地盘配置、尺寸、后花园梯级及面积皆有所不同。可根据要求提供任何单位的实际配置与测量的版本。

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Project Site Area 项目面积:
47.95 acres 英亩

Total Units 总单位:
2-Storey Terraces 双层排屋
327 units 单位

SITE PLAN 规划图

LEGEND 图例

- Type A1 户型
2-Storey Terrace (Intermediate)
双层排屋 (中间单位)
- Type A2 户型
2-Storey Terrace (Corner)
双层排屋 (角头单位)
- Type A3 户型
2-Storey Terrace (End)
双层排屋 (尾单位)
- Type A4 户型
2-Storey Terrace (Special)
双层排屋 (特别单位)

- 01 THE FOREST WALK 森林小径
- 02 MOUND SLIDE 山坡
- 03 THE HILL PARK 山地公园
- 04 MULTI PURPOSE COURT 多用途场地
- 05 CHILDREN'S PLAYGROUND 儿童游乐场
- 06 LINEAR FITNESS 户外健身设备
- 07 DRY GARDEN 公园
- 08 LINEAR PARK 景观公园
- 09 MULTI PURPOSE HALL 多用途礼堂
- 10 MANAGEMENT OFFICE 管理处
- 11 GUARD HOUSE 保安亭
- 12 MAIN ENTRANCE 入口
- 13 POCKET PARK 精致花园



SPECIFICATIONS 建筑规格

Structure 结构	Reinforced concrete frame 钢筋混凝土结构																																																																							
Wall 墙壁	Masonry bricks 石工墙																																																																							
Roofing covering 屋顶覆盖	Metal deck / RC flat roof 金属 / 混凝土平顶																																																																							
Roofing framing 屋顶框架	Metal roof trusses / Reinforced concrete frame 金属屋顶桁架 / 钢筋混凝土结构																																																																							
Ceiling 天花板	Skim coat / Plaster glass ceiling / Fibre cement board 最后粉灰层 / 石膏天花板 / 纤维水泥板																																																																							
Windows 窗	Aluminium frame casement window 铝框平开窗 Aluminium frame top hung window 铝框上悬窗 Aluminium framed adjustable louvered window 铝框可调百叶窗																																																																							
Doors 门	Main entrance 大门 Baths 1, 2 & 3 浴室 1, 2 和 3 Baths 4 浴室 4 Sliding doors 滑动门 Wet kitchen 湿厨房 Bedrooms 卧室 Store 储物室 Maid (Type A4) 工人房 (A4户型)	Timber solid core door 实木木门 Timber flush door 木门 PVC Door 塑料门 Aluminium frame sliding glass door 铝框玻璃滑动门 Aluminium frame louvered door 铝框百叶窗 Timber flush door 木门 Timber flush door with louvers 百叶窗木门 Timber flush door with adjustable glass louvered window 可调玻璃百叶窗木门																																																																						
Ironmongery 锁	All doors 全部门	Quality lockset 优质锁头																																																																						
Wall finishes 墙面饰面	Dry & wet kitchen 干、湿厨房 Baths 全部浴室 Other internal walls 其他内墙 External walls 外墙	1500mm high ceramic tiles 墙身铺贴至1500毫米高瓷磚 Ceramic tiles to ceiling height 墙身瓷磚铺贴至天花板 Plaster and emulsion paint 抹灰和乳胶漆 Plaster and weather resistant paint 抹灰和耐候性漆料																																																																						
Floor finishes 地面饰面	Living, dining, foyer, dry kitchen, bedroom 4, baths, wet kitchen & balcony, maid (Type A4) 客厅、餐厅、门厅、干厨房、卧室4、全部浴室湿厨房、 露台和工人房 (A4户型) Bedrooms 1, 2, 3 & staircase 卧室1, 2, 3和楼梯 Family (Type A2, A3 & A4) 客厅 (A2, A3和A4户型) Store & others 储物室及其他 Driveway & car porch, patio (Type A2, A3 & A4) 车道、车房与庭院 (A2, A3和A4户型)	Ceramic tiles 瓷磚 Laminated timber flooring 合成木质地板 Cement screed 水泥基层 Stamped concrete 横压混凝土																																																																						
Sanitary and plumbing fittings 卫生设备及水管配件	Wash basin 洗手盆 Basin tap 面盆水龙头 Pedestal WC 坐式马桶 Instant water heater 热水器 Toilet roll holder 厕纸架 Bib tap at bathroom 浴室水龙头 Kitchen sink 洗碟槽 Kitchen tap 厨房水龙头 Bib tap at wet kitchen 湿厨房水龙头 Bib tap at garden 花园水龙头 Shower rose 花洒	<table><tr><th>Type A1 A1户型</th><th>Type A2 A2户型</th><th>Type A3 A3户型</th><th>Type A4 A4户型</th></tr><tr><td>3</td><td>3</td><td>3</td><td>5</td></tr><tr><td>3</td><td>3</td><td>3</td><td>5</td></tr><tr><td>3</td><td>3</td><td>3</td><td>4</td></tr><tr><td>3</td><td>3</td><td>3</td><td>3</td></tr><tr><td>3</td><td>3</td><td>3</td><td>4</td></tr><tr><td>3</td><td>3</td><td>3</td><td>4</td></tr><tr><td>2</td><td>2</td><td>2</td><td>2</td></tr><tr><td>2</td><td>2</td><td>2</td><td>2</td></tr><tr><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>-</td><td>-</td><td>-</td><td>1</td></tr></table>	Type A1 A1户型	Type A2 A2户型	Type A3 A3户型	Type A4 A4户型	3	3	3	5	3	3	3	5	3	3	3	4	3	3	3	3	3	3	3	4	3	3	3	4	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	-	-	-	1																						
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Electrical Installation 电源装置	Light point 电灯插座 Fan point 风扇插座 Air-cond point 冷气插座 13 amp socket point 13A (13安培) 电源插座 15 amp socket point 15A (15安培) 电源插座 TV point 电视天线插座 Telephone point 电话线插座 Water heater point 热水器插座 Door bell point 门铃插座 Distribution board 电源分配箱 Booster pump point 泵力水泵插座 Pendant light point 吊灯插座 Data point 数据插座 13 amp socket point for home alarm panel 13A (13安培) 防盗系统插座 13 amp socket point for fibre wall socket 13A (13安培) 纤维电线插座 Gate light point 闸门柱电灯插座	<table><tr><th>Type A1 A1户型</th><th>Type A2 A2户型</th><th>Type A3 A3户型</th><th>Type A4 A4户型</th></tr><tr><td>28</td><td>32</td><td>32</td><td>35</td></tr><tr><td>5</td><td>7</td><td>7</td><td>7</td></tr><tr><td>6</td><td>6</td><td>6</td><td>6</td></tr><tr><td>25</td><td>27</td><td>27</td><td>27</td></tr><tr><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>2</td><td>3</td><td>3</td><td>3</td></tr><tr><td>3</td><td>4</td><td>4</td><td>4</td></tr><tr><td>3</td><td>3</td><td>3</td><td>3</td></tr><tr><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>1</td><td>-</td><td>-</td><td>1</td></tr><tr><td>1</td><td>2</td><td>2</td><td>2</td></tr><tr><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>1</td><td>1</td><td>1</td><td>1</td></tr></table>	Type A1 A1户型	Type A2 A2户型	Type A3 A3户型	Type A4 A4户型	28	32	32	35	5	7	7	7	6	6	6	6	25	27	27	27	1	1	1	1	2	3	3	3	3	4	4	4	3	3	3	3	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	1	1	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1		
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Internal telephone trunking and cabling 内部电话线槽及电话线	Telephone cable in underground duct 埋置电话线管																																																																							
Fencing 围墙	Fencing 围墙 Rear gate 后门	Mansory brick wall 石砖围墙 Mild steel grille 铁栅																																																																						
Turfing 草坪	Spot turfing 适当草坪																																																																							
Additional features 额外配备	Security alarm system 防盗系统 3-phase wiring 三相电																																																																							